

Exhibit “C”

American Land Title Association	ALTA Settlement Statement - Borrower/Buyer Adopted 05-01-2015
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File No./Escrow No.: 82461ITA21	Insured Title Agency, LLC
Print Date & Time: 08/31/23 10:09 AM	ALTA Universal ID:
Officer/Escrow Officer: Lisa Vitale	13029 West Linebaugh Ave, Ste 102
Settlement Location:	Tampa, FL 33626
Insured Title Agency	
13029 West Linebaugh Ave., Suite 102	
Tampa, FL 33626	

Property Address:	1003 Myrtle Road Valrico, FL 33596
Borrower:	1003 Myrtle Estates LLC, a Florida limited liability company 200 East Erie Street, Suite 1W Blauvelt, NY 10913
Seller:	Andrew J Grim and McIver S Grim 519 Coker Springs Rd SW Aiken, SC 29801
Lender:	Conventus LLC, a California limited liability company, ISAOA/ATIMA, 111 Potrero Avenue, San Francisco, CA, 94103
Loan Number:	
Settlement Date:	08/31/2023
Disbursement Date:	08/30/2023
Additional dates per state requirements:	

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$1,336,000.00	
Deposit		\$65,000.00
Loan Amount		\$2,913,800.00
Prorations/Adjustments		
County Property Taxes from 01/01/2023 to 08/31/2023		\$5,156.79
Lender credit refund for prepayment		\$12,000.00
Lump sum wires released to seller per addendums		\$40,000.00
County Property Taxes from 08/31/2023 to 12/31/2023	\$118.89	
Loan Charges to Conventus LLC, a California limited liability company, ISAOA/ATIMA		
CONSTRUCTION HOLD	\$2,913,800.00	
Broker Fee	\$43,707.00	
Origination Fee	\$43,707.00	
Processing Fee	\$1,500.00	
Rehab Set Up	\$650.00	
Doc Redraw Fee	\$800.00	
Legal Fee	\$1,788.50	

Description	Borrower/Buyer	
	Debit	Credit
Other Loan Charges		
Appraisal Fee		
Credit Report		
Flood Cert		
Title Charges & Escrow / Settlement Charges		
Title - Notary to Notary	\$400.00	
Title - Settlement Fee to Insured Title Agency	\$650.00	
Title - Survey (BUYER OBTAINING)		
Title - Environmental End to Insured Title Agency	\$75.00	
Title - FL Form 9 to Insured Title Agency	\$1,020.95	
Title - Lender's Title Insurance(\$4,294.50) to Insured Title Agency	\$4,294.50	
Title - Construction End to Insured Title Agency	\$75.00	
Title - FL Navigational Form to Insured Title Agency	\$1,020.95	
Title Update & Endorsement Fee x14(draws) to Insured Title Agency	\$1,750.00	
Title- Lender's Title Insurance Simo Rate to Insured Title Agency	\$350.00	
Government Recording and Transfer Charges		
Electronic Recording Fee to Hillsborough County Clerk of the Circuit Court	\$14.75	
Recording Fee (Deed) to Hillsborough County Clerk of the Circuit Court	\$35.50	
Recording Fee (Mortgage) to Hillsborough County Clerk of the Circuit Court	\$299.00	
Transfer Tax to Hillsborough County Clerk of the Circuit Court	\$16,025.90	
LLC Affidavit to Hillsborough County Clerk of the Circuit Court	\$61.00	
Miscellaneous		
Reimbursement of wire costs x 10 to Insured Title Agency	\$450.00	
Capital Gains Credit per addendum 9- paid to sellers to Andrew & McIver Grimm	\$2,400.00	
	Borrower/Buyer	
	Debit	Credit
Subtotals	\$4,370,993.94	\$3,035,956.79
Due From Borrower		\$1,335,037.15
Totals	\$4,370,993.94	\$4,370,993.94

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Insured Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

**1003 Myrtle Estates LLC,
a Florida limited liability company**

**By: Grace Contracting & Development LLC,
a New York limited liability company, Manager**

[Redacted Signature]

**Name: John R Cervini
Title: Managing Member**

Lisa Vitale

[Redacted Signature]

8.31.23
Date

American Land Title Association	ALTA Settlement Statement - Seller Adopted 05-01-2015
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File No./Escrow No.: 82461ITA21
Print Date & Time: 08/31/23 3:31 PM
Officer/Escrow Officer: Lisa Vitale
Settlement Location:
 Insured Title Agency
 13029 West Linebaugh Ave., Suite 102
 Tampa, FL 33626

Insured Title Agency, LLC

ALTA Universal ID:

13029 West Linebaugh Ave, Ste 102
Tampa, FL 33626

Property Address: 1003 Myrtle Road
 Valrico, FL 33596
Borrower: 1003 Myrtle Estates LLC, a Florida limited liability company
 200 East Erie Street, Suite 1W
 Blauvelt, NY 10913
Seller: Andrew J Grim and Mciver S Grim
 519 Coker Springs Rd SW
 Aiken, SC 29801
Lender: Conventus LLC, a California limited liability company, ISAOA/ATIMA, 111 Potrero
 Avenue, San Francisco, CA, 94103
Loan Number: [REDACTED]
Settlement Date: 08/31/2023
Disbursement Date: 08/31/2023
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$1,336,000.00
Prorations/Adjustments		
County Property Taxes from 01/01/2023 to 08/31/2023	\$5,156.79	
Credit to buyer (extension deposit) to be released to seller	\$5,000.00	
Credit to buyer (extension deposit) to be released to seller	\$5,000.00	
Credit to buyer (extension deposit) to be released to seller	\$5,000.00	
Credit to buyer (extension deposit) to be released to seller	\$5,000.00	
Credit to buyer of previously released deposit per Addendum	\$15,000.00	
Credit to buyer of previously released deposit per Addendum	\$20,000.00	
Credit to buyer of previously released deposit per contract	\$30,000.00	
Credit to buyer (extension deposit x3) to be released to seller	\$20,000.00	
County Property Taxes from 08/31/2023 to 12/31/2023		\$118.89
Other Loan Charges		
Appraisal Fee		
Credit Report		
Flood Cert		

Description	Seller	
	Debit	Credit
Title Charges & Escrow / Settlement Charges		
Title - Abstract/Search to Stewart Title	\$75.00	
Title - Notary to Notary	\$125.00	
Title - Municipal Lien Search & updates to Title Update, LLC	\$225.00	
Title - Settlement Fee to Insured Title Agency	\$595.00	
Title - Survey (BUYER OBTAINING)		
Title - Owner's Title Insurance(\$5,915.00) to Insured Title Agency	\$5,915.00	
Title- Update fees to Insured Title Agency	\$190.00	
Commission		
Real Estate Commission - Buyer's Realtor to Easy Street Realty	\$33,400.00	
Real Estate Commission - Seller's Realtor to Keller Williams Realty, Suburban Tampa	\$33,400.00	
Government Recording and Transfer Charges		
Electronic Recording Fee to Hillsborough County Clerk of the Circuit Court	\$9.50	
Transfer Tax to Hillsborough County Clerk of the Circuit Court	\$9,345.00	
Name Affidavit to Hillsborough County Clerk of the Circuit Court	\$27.00	
Payoff(s)		
Lender: Payoff of First Mortgage Loan to Seacoast Bank	\$342,463.15	
Total (\$342,463.15)		
	Seller	
	Debit	Credit
Subtotals	\$535,926.44	\$1,336,118.89
Due To Seller	\$800,192.45	
Totals	\$1,336,118.89	\$1,336,118.89

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Insured Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

[Redacted Signature]

08 / 31 / 2023

Andrew J Grim

Date

[Redacted Signature]

08 / 31 / 2023

Mciver S Grim

Date

Lisa Vitale

[Redacted Signature]

8.31.23
Date



Audit trail

Title	1003 Myrtle
File name	ALTA Settlement S...ts - Seller's.PDF
Document ID	de70090182230853c77a6f4422e1aa31a800d23e
Audit trail date format	MM / DD / YYYY
Status	• Signed

Document History



SENT

08 / 31 / 2023
15:47:24 UTC-4

Sent for signature to Andrew Grim (hogo4@aol.com) and Mciver Grim (barrelito@aol.com) from corrine@insured-title.com.
IP: 47.206.172.130



VIEWED

08 / 31 / 2023
15:48:46 UTC-4

Viewed by Mciver Grim (barrelito@aol.com)
IP: 71.219.174.253



SIGNED

08 / 31 / 2023
15:51:15 UTC-4

Signed by Mciver Grim (barrelito@aol.com)
IP: 71.219.174.253



VIEWED

08 / 31 / 2023
15:55:53 UTC-4

Viewed by Andrew Grim (hogo4@aol.com)
IP: 71.219.174.253



SIGNED

08 / 31 / 2023
15:56:28 UTC-4

Signed by Andrew Grim (hogo4@aol.com)
IP: 71.219.174.253



COMPLETED

08 / 31 / 2023
15:56:28 UTC-4

The document has been completed.